

## MINOR AMENDMENT OF AN APPROVED PRELIMINARY PLAT

### EVALUATION FORM & DECISION

#### A. ADMINISTRATIVE REPORT & DECISION

**DECISION:** ☐ APPROVAL ☒ APPROVAL SUBJECT TO CONDITIONS ☐ DENIAL

**REPORT DATE:** January 25, 2016

**Project Name:** Vuecrest Estates Preliminary Plat Amendment

**Owner:** Schneider Homes I LLC, 6510 Southcenter Blvd, Suite 1, Tukwila WA 98188

**Applicant:** Jamie Waltier, Harbour Homes, 1441 N 34th St, Suite 200, Seattle WA 98103

**Contact:** Maher Joudi, DR Strong Consulting Engineers Inc., 620 7th Ave, Kirkland WA 98033

**File Number:** LUA13-000642, Minor Amendment

**Project Manager:** Clark H. Close, Senior Planner

**Project Summary:** *The project proponent is requesting a minor amendment to the layout of the approved Vuecrest Estates 20-lot subdivision. The 9.31-acre site is located at the 4800 Block of Smithers Ave S (APN 3123059048) and contains three land use zones, Residential-1 dwelling unit per net acre (du/ac), Residential-8 (8 du/ac) and Residential-14 (14 du/ac). Development of the site falls solely within the R-8 zone. The net density would result in 4.08 du/ac and the lots would range in size from 4,500 SF to 6,653 SF. In addition to the 20 lots, six (6) tracts have been proposed for storm drainage, sensitive areas and tree retention (Tracts A-F). A secondary access is proposed to be constructed from Smithers Ave S directly to the east to connect with Main Ave S (102nd Ave SE), via the approved Vuecrest II Short Plat (LUA15-000026), to provide for safe and effective secondary access for fire trucks and emergency vehicles as determined by the City of Renton Fire Department. In addition, the applicant is proposing two 20-foot wide east/west public roads to provide access to four lots each. Approximately 40,453 SF of site would be dedicated for public streets to serve the new lots.*

*The applicant is also requesting critical areas buffer averaging. The stormwater facility would be sized to accommodate runoff from both Vuecrest Estates (LUA13-000642) and Vuecrest II Short Plat (LUA15-000026). The applicant indicates that approximately 16,105 cubic yards of material would be cut onsite and approximately 5,719 cubic yards of fill would be required for the construction of required plat improvements and new single family residences. There are about 395 significant trees on the site and the applicant is proposing to retain 44 trees original trees within the developable portion of the site.*

**Project Location:** 4800 Block Smithers Ave S; Renton WA 98055

**Site Area:** 405,398 sf (9.31 acres)

**Project Location  
Map:**



**B. EXHIBITS:**

- Exhibit 1: Minor Amendment Staff Report
- Exhibit 2: Revised Plat Plan
- Exhibit 3: Tree Cutting / Land Clearing Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Road and Grading Plan
- Exhibit 6: Final Mitigation Plan
- Exhibit 7: Environmental Committee Review Report, Revised (dated August 18, 2014)
- Exhibit 8: Settlement Agreement (dated March 19, 2015)
- Exhibit 9: Hearing Examiner Final Decision (dated October 3, 2014)
- Exhibit 10: Advisory Notes to Applicant

**C. SUMMARY OF REQUEST:**

1. The applicant is requesting a minor amendment to the layout of the approved Vuecrest Estates 20-lot subdivision (LUA13-000642, ECF, PP, MOD). The modifications to the approved preliminary plat include the following:
  - a. The net density would decrease from 4.23 to 4.08 dwelling units per net acre.
  - b. Change in the range of lot sizes from "4,500 square feet (SF) to 8,134 SF" to "4,500 SF to 6,653 SF."
  - c. Revised plat access would extend Smithers Ave S southerly through the parcel, crossing a Category II wetland before stubbing to the eastern property line near the southeast corner of the site. The adjacent approved Vuecrest II Short Plat (LUA15-000026) proposes to continue the roadway from Vuecrest Estates to Main Ave S (102 Ave SE)<sup>1</sup>.

<sup>1</sup> A result of a settlement agreement between the applicant and the City of Renton on March 19, 2015 which included revisions to Condition 13 of the Hearing Examiner Decision.

- d. A bridge/culvert is proposed for the crossing over the wetland. The paved width for this portion of Smithers Ave South is 22 feet, with 0.5-foot wide curb on both sides and a 5-foot wide sidewalk on the south side<sup>2</sup>. The right-of-way width is approximately 32 feet (subject to final survey).
- e. Two (2) east/west private shared access roads (Road A and Road B) are proposed to provide access to four (4) residential lots each. These roads would be limited to 20 feet of pavement with 20 feet of right-of-way.
- f. Approximately 40,453 SF would be dedicated for public streets through the property to serve the new lots.
- g. The overall sizes of the tree retention tract, storm drainage tract and sensitive area tracts have also been modified to account for the changes to lot layout and road changes. The size of these tracts are as follows: Tract A – 15,748 SF; Tract B – 21,389 SF; Tract C – 19,424 SF; Tract D – 28,337 SF; Tract E – 21,878 SF; and Tract F – 142,070 SF.
- h. Critical areas buffer averaging is proposed south of the detention vault to maximize the distance between the proposed vault and the top of the steep slope area. A Final Mitigation Plan for all construction impacts to the critical areas and their buffers has been provided (*Exhibit 6*). The total buffer impact area would be 10,006 SF and the total compensatory mitigation area would be 11,457 SF for an overall buffer addition of 1,451 SF.
- i. The stormwater facility would be sized to accommodate runoff from both Vuecrest Estates and Vuecrest II Short Plat.
- j. Changes to the estimated cut and fill from “3,396 cubic yards (cy) of material would be cut and 10,035 cy of fill” to approximately “16,105 cy of cut onsite and 5,719 cy of fill” would be required for the construction of required plat improvements and new single family residences. The net export volume is approximately 10,200 cy.

**D. FINDINGS OF FACT (FOF), all findings noted below reflect the submitted minor plat amendment request:**

1. The Hearing Examiner approved the preliminary plat and street improvement waiver for Vuecrest Estates, LUA13-000642, on October 3, 2014 with 19 conditions of approval. A reconsideration of this request was received on October 16, 2014. Subsequently on October 21, 2014, the Hearing Examiner’s Order Authorized a Reconsideration for Vuecrest Estates Preliminary Plat.
2. The Final Decision upon Reconsideration for Vuecrest Estates Preliminary Plat LUA13-000642, dated November 15, 2014, was issued on November 17, 2014. The final decision included additional findings of fact and conclusions of law. Condition No. 13, from the October 3, 2014 decision, was also revised.
3. An appeal by the applicant’s counsel of record, Brent Carson and Van Ness Feldman LLP, of the Hearing Examiner’s Final Decision upon Reconsideration was submitted on November 26, 2014 (the “Decision”) to the City Clerk’s Office, which asked the City Council to eliminate or modify Condition 13 of the Decision in order to provide the Applicant with some flexibility to seek a secondary fire access route.
4. Pursuant to the City of Renton’s Environmental Ordinance and State Environmental Policy Act (SEPA RCW 43.21C, 1971 as amended), on August 26, 2014, the Environmental Review Committee issued a Determination of Non-Significance -Mitigated (DNS-M) for the Vuecrest Estate Preliminary Plat. The DNS-M included 9 mitigation measures. A 14-day appeal period commenced on August 29, 2014, and ended on September 12, 2014, no appeals of the threshold determination were filed. The Proposed

<sup>2</sup> The road improvements, across the wetland, would be reduced to 22 feet of pavement width with curb and gutter on both sides and a sidewalk on the south side only to limit the disturbance to the sensitive area within Vuecrest Estates.

Minor Amendment does not require additional SEPA Review because there are no new impacts associated with the proposed amendment that were not evaluated under the original SEPA Determination.

5. The Planning Division of the City of Renton accepted the minor amendment application for review on September 28, 2015, which included amendments as noted under *Section C. Summary of Request*.
6. Primary access to the site would be provided via Smithers Ave S via Main Ave S. Secondary access would be provided via SE 186th St via 102nd Ave SE.
7. The proposed residential lots would range in size from 4,500 SF to 6,653 SF.
8. Tract A would be the site of a stormwater control vault. Tracts B, D, E, and F would be sensitive areas (wetland) and C an area for tree retention.
9. Proposed Lots 1-9 and Lots 14-16 would be directly accessed from Smithers Ave S; Lots 10-13 and Lots 17-20 would be accessed from a new shared private driveways/roads (Roads A and B), respectively.
10. There are about 395 significant trees on the site and the applicant is proposing to retain 44 original trees within the developable portion of the site. Renton Municipal Code requires that 30 percent (30%) of the net trees be retained or replaced. The Tree Cutting / Land Clearing Plan (*Exhibit 3*) indicates that 59.1 trees would be required to be retained; therefore, 181.2 caliper trees would need to be planted. The conceptual landscaping plan proposes to plant 91 trees, at two-inch caliper each, for a total of 182 replacement tree inches on the site (*Exhibit 4*).
11. A combined detention and water quality vault located in Vuecrest Estates is proposed to meet the storm water needs of both Vuecrest Estates and Vuecrest II. A "Technical Information Report for Vuecrest Estates & Vuecrest II Short Plat" was issued on September 28, 2014, by D.R. Strong Consulting Engineers, Inc. The report demonstrates compliance with 2009 King County Surface Water Design Manual and additional requirements, based on specific site conditions, as required by the Department Community and Economic Development. A combined detention and water quality vault located in Vuecrest Estates is proposed to meet the storm water needs of both Vuecrest Estates and Vuecrest II.
12. Water service will be provided by Soos Creek Water and Sewer District.
13. Sewer service will be provided by the City of Renton.
14. The site is mapped with critical areas along the western half (approximately) of the site, based on the presence of "sensitive" and "protected" slopes and "high landslide hazard" area. The site has two (2) Category 2 wetlands (one located on the eastern edge of the property line and a second enveloping the southern area). In addition, the site contains a Class 4 stream that begins at the top of the protected slope and exits the site near the southwest corner.
15. Approximately 16,105 cubic yards of material would be cut onsite and approximately 5,719 cubic yards of fill is proposed to be brought into the site. The net export volume is approximately 10,386 cubic yards.
16. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 10*).
17. **Comprehensive Plan Compliance:** The project meets compliance with the City's Comprehensive Plan, development regulations and the terms of the settlement agreement, if the required conditions of approval are met.

18. **Zoning Development Standard Compliance:** The portion of the site proposed for development is classified Residential-8 (R-8) on the City's Zoning Map. The Residential-8 Zone (R-8) is established for single family residential dwellings and is intended to implement the Residential Medium Density (RMD) Comprehensive Plan designation. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is also intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis																																																																																
✓	<p><b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: Based on gross site area of 9.3 acres (405,398 sf) there would be 191,763 sf of deductions (public streets 40,454 sf and critical areas 151,309 sf), therefore, the net area to be developed would be 213,635 sf (4.904 ac). The 20-lot plat would have a net density of 4.08 dwelling units per net acre, which is within the allowed range for the R-8 zone.</i></p>																																																																																
✓	<p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-8, for parcels larger than 1 acre before subdivision, is 4,500 sf. A minimum lot width of 50 feet for interior lots and 60 feet for corner lots, as well as a minimum lot depth of 65 feet, is also required. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-20:</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sf) (Min. 4,500 sf)</th><th>Width (feet) (Min. 50 ft, except 60 ft for corner lots)</th><th>Depth (feet) (Min. 65 ft)</th></tr><tr><td>Lot 1</td><td>6,119 sf</td><td>50.76 feet</td><td>122.90 feet (average)</td></tr><tr><td>Lot 2</td><td>6,059 sf</td><td>51 feet</td><td>125.50 feet (average)</td></tr><tr><td>Lot 3</td><td>6,315 sf</td><td>50.77 feet</td><td>125.08 feet (average)</td></tr><tr><td>Lot 4</td><td>6,255 sf</td><td>50 feet</td><td>125.25 feet (average)</td></tr><tr><td>Lot 5</td><td>6,067 sf</td><td>50 feet</td><td>120.21 feet (average)</td></tr><tr><td>Lot 6</td><td>5,986 sf</td><td>53 feet</td><td>113.90 feet (average)</td></tr><tr><td>Lot 7</td><td>6,486 sf</td><td>50 feet</td><td>121.53 feet (average)</td></tr><tr><td>Lot 8</td><td>6,370 sf</td><td>50 feet</td><td>129.92 feet (average)</td></tr><tr><td>Lot 9</td><td>5,955 sf</td><td>65.79 feet</td><td>82.98 feet (average)</td></tr><tr><td>Lot 10</td><td>6,653 sf</td><td>50 feet</td><td>83.78 feet (average)</td></tr><tr><td>Lot 11</td><td>4,500 sf</td><td>50 feet</td><td>90 feet</td></tr><tr><td>Lot 12</td><td>4,500 sf</td><td>50 feet</td><td>90 feet</td></tr><tr><td>Lot 13</td><td>5,266 sf</td><td>60 feet (corner lot)</td><td>90 feet</td></tr><tr><td>Lot 14</td><td>6,286 sf</td><td>60 feet (corner lot)</td><td>107 feet</td></tr><tr><td>Lot 15</td><td>5,350 sf</td><td>50 feet</td><td>107 feet</td></tr><tr><td>Lot 16</td><td>6,343 sf</td><td>60 feet (corner lot)</td><td>107 feet</td></tr><tr><td>Lot 17</td><td>5,396 sf</td><td>68.32 feet (corner lot)</td><td>86 feet</td></tr><tr><td>Lot 18</td><td>4,844 sf</td><td>56.25 feet</td><td>86.13 feet (average)</td></tr><tr><td>Lot 19</td><td>5,711 sf</td><td>60.69 feet</td><td>91.96 feet (average)</td></tr></table>	Proposed Lot	Lot Size (sf) (Min. 4,500 sf)	Width (feet) (Min. 50 ft, except 60 ft for corner lots)	Depth (feet) (Min. 65 ft)	Lot 1	6,119 sf	50.76 feet	122.90 feet (average)	Lot 2	6,059 sf	51 feet	125.50 feet (average)	Lot 3	6,315 sf	50.77 feet	125.08 feet (average)	Lot 4	6,255 sf	50 feet	125.25 feet (average)	Lot 5	6,067 sf	50 feet	120.21 feet (average)	Lot 6	5,986 sf	53 feet	113.90 feet (average)	Lot 7	6,486 sf	50 feet	121.53 feet (average)	Lot 8	6,370 sf	50 feet	129.92 feet (average)	Lot 9	5,955 sf	65.79 feet	82.98 feet (average)	Lot 10	6,653 sf	50 feet	83.78 feet (average)	Lot 11	4,500 sf	50 feet	90 feet	Lot 12	4,500 sf	50 feet	90 feet	Lot 13	5,266 sf	60 feet (corner lot)	90 feet	Lot 14	6,286 sf	60 feet (corner lot)	107 feet	Lot 15	5,350 sf	50 feet	107 feet	Lot 16	6,343 sf	60 feet (corner lot)	107 feet	Lot 17	5,396 sf	68.32 feet (corner lot)	86 feet	Lot 18	4,844 sf	56.25 feet	86.13 feet (average)	Lot 19	5,711 sf	60.69 feet	91.96 feet (average)
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	Lot 20	5,622 sf	63.28 feet	88.84 (average)
	Tract A	15,748 sf	-	-
	Tract B	21,389 sf	-	-
	Tract C	19,424 sf	-	-
	Tract D	28,337 sf	-	-
	Tract E	21,878 sf	-	-
	Tract F	142,070 sf	-	-
<i>Staff Comment: As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size, width and depth.</i>				
<b>Compliance not yet demonstrated</b>	<p><b>Setbacks:</b> The required setbacks in the R-8 zone are as follows: The minimum front yard setback is 15 feet; minimum side yard is 5 feet and, if along a public street, 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p><i>Staff Comment: Setbacks are dimensioned on the Preliminary Plat plan. The proposed lots appear to contain adequate area and dimensions to accommodate a single family home and meet all the setback requirements. Building plans, which would be used to determine setbacks, have not been submitted. They would be submitted for building permit review (compliance not demonstrated).</i></p>			
<b>Compliance not yet demonstrated</b>	<p><b>Building Standards:</b> Building height is restricted to 30 feet. Detached accessory structures must remain below a height of 15 feet.</p> <p>The allowed building lot coverage for lots over 5,000 sf in size in the R-8 zone is 35 percent (35%) or 2,500 sf, whichever is greater. For lots 5,000 sf or less, the maximum coverage allowed is 50 percent (50%).</p> <p>The allowed impervious surface coverage is 75 percent (75%).</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review (compliance not demonstrated).</i></p>			
<b>Compliant if condition of approval is met</b>	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages, including side yards that abut public streets, with the exception of areas for required walkways and driveways per RMC 4-4-070.</p> <p>Landscaping Requirements within the Public Right-of-Way: A landscaped area with the minimum dimension of 8 feet in width is required abutting Smithers Ave S (as per RMC 4-6-060F).</p> <p><i>Staff Comment: Street trees are shown on the conceptual landscape plan. The conceptual landscape plan appears to comply with the landscape requirements for the subdivision. A final detailed landscape plan shall be submitted to, and approved by, the City of Renton Current Planning Project Manager prior to issuance a construction permit.</i></p>			
✓	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent (30%) of trees in a residential development.</p> <p><i>Staff Comment: There are approximately 395 trees deemed to be "significant" (over 6 inches in diameter) on the site. Of these, 30 have been determined to be dead, diseased, or dangerous, 50 trees would fall within proposed public streets and 118 trees would remain within critical areas and critical area buffers. The tree retention formula, as per RMC 4-4-130H, for the R-8 zone, requires that 59.1 trees must be</i></p>			

	<p><i>retained. The project proposal indicates that 44 trees would be retained (Exhibit 3). Therefore, 15.1 two-inch diameter trees, or 181.2 "replacement inches" are required. Based on the submitted landscape plan, the applicant is proposing roughly 91 two-inch diameter trees or 182 caliper tree replacement inches which would satisfy the 30% tree retention requirement. Staff would favor the preservation of existing trees over replacement trees as part of compliance with this development standard.</i></p> <p><i>During construction, trees required to be retained (i.e., protected trees) would be required to erect and maintain a six-foot-high chain link temporary construction fence around the drip line of any tree to be retained.</i></p>
✓	<p><b>Parking:</b> Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of five (5) feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%), provided that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. This is typically achieved by providing a two (2) car garage for each single family home. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>

19. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p><b>Lot Configuration:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or</li> <li>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</li> <li>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</li> </ol> <p><u>Staff Comment:</u> <i>The proposed revised plat plan would meet the lot configuration requirement of the R-8 zone by complying with option #2 above.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> </ol>



	<ol style="list-style-type: none"> <li>4. Located so that the entry does not face a public and/or private street or an access easement, or</li> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol> <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Building plans, which would be used to determine visual impact of garages, have not been submitted. They would be submitted for building permit review (compliance not demonstrated).</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of entrances, have not been submitted. They would be submitted for building permit review (compliance not demonstrated).</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on façades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing façade.</li> </ol> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of entrances, have not been submitted. They would be submitted for building permit review (compliance not demonstrated).</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all façades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of entrances, have not been submitted. They would be submitted for building permit review (compliance not demonstrated).</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Scale, Bulk, and Character:</b> Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations. Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. A minimum of three differing home models for each ten contiguous abutting homes, and</li> <li>2. Abutting houses must have differing architectural elevations.</li> </ol> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate scale, bulk and character, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>



<p><b>Compliance not yet demonstrated</b></p>	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of roofs, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Eaves:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of eaves, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or</li> <li>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate architectural detailing, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing façade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate materials and color, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>

20. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

<b>Compliant if condition of approval is met</b>	<p><b>Geologically Hazardous Areas:</b></p> <p><u>Staff Comment:</u> Based on the geotechnical consulting firm research by Earth Solutions NW, LLC (ESNW) the project was determined to be "feasible from a geotechnical standpoint." The property includes the presence of "sensitive" and "protected" slopes and "high landslide hazard" area. The anticipated impacts of these areas have been addressed in technical reports and studies, more information can be found within the Environmental Review Committee Report (Exhibit 7). The project complies with all critical area regulations provided all mitigation measures are met as identified in the Environmental Review Committee Report.</p>
<b>Compliant if condition of approval is met</b>	<p><b>Streams:</b></p> <p><u>Staff Comment:</u> According to a review of the Critical Area Study, a Class 4 stream begins at the top of the protected slope and flows downhill to the west. The anticipated impacts of this stream have been addressed in technical reports and studies, more information can be found within the Environmental Review Committee Report (Exhibit 7). The project complies with all critical area regulations provided all mitigation measures are met as identified in the Environmental Review Committee Report.</p>
<b>N/A</b>	<p><b>Wellhead Protection Areas:</b></p> <p><u>Staff Comment:</u> No wellhead protection areas have been identified onsite.</p>
<b>Compliant if condition of approval is met</b>	<p><b>Wetlands:</b></p> <p><u>Staff Comment:</u> According to the Critical Area Study, a jurisdictional wetland is located in a depression on the east and south areas of the site. The anticipated impacts of the wetlands have been addressed in technical reports and studies, more information can be found within the Environmental Review Committee Report (Exhibit 7). The project complies with all critical area regulations provided all mitigation measures are met as identified in the Environmental Review Committee Report.</p> <p>In addition, the applicant is requesting critical areas buffer averaging south of the detention vault to maximize the distance between the proposed vault and the top of the steep slope area. Staff recommends, as a condition of approval, that the Final Mitigation Plan shall be approved by the Current Planning Project Manager prior to utility construction permit approval. All wetland mitigation, including required fencing and signage, shall be installed prior to final approval of the construction permit.</p>

21. **Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

<b>Compliance</b>	<b>Subdivision Regulations and Analysis</b>
✓	<b>Access:</b> Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.

	<p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Each lot would have access to a public street or road if all conditions of approval are met.</p>
N/A	<p><b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> The critical areas found throughout the property limits this requirement.</p>
Compliant if conditions of approval are met	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. Street lighting is required.</p> <p>Improvements that meet the street standards are required.</p> <p><u>Staff Comment:</u> The applicant is proposing an extension of Smithers Ave S (from the north property line of Vuecrest Estates to approximately Station 15+50) that meets the residential access minimum design standards identified in RMC 4-6-060F.2 (Exhibit 5). This extension consists of a ROW width of 53 feet (subject to final survey), with 26-foot paved width with 0.5-foot wide curbs, 8-foot wide landscaped planter, and 5-foot wide sidewalks which meets the residential access minimum design standards (RMC 4-6-060F.2).</p> <p>Smithers Ave S from approximately STA 15+50 till STA 17+00 would consist of a bridge/culvert in order to cross over the wetland. The paved width for this portion of Smithers Ave S is 22 feet, with a 0.5-foot wide curb on both sides with a 5-foot wide sidewalk on the south side. The ROW width is approximately 32 feet (subject to final survey). There should be one foot of flat area at the back of the sidewalk or curb, before the rounding of the slope. The maximum slope allowed back of the sidewalk (and back of curb where there is no sidewalk) is 4H: 1V. Transitions to and from the regular street sections would be required on either side of the bridge.</p> <p>Beyond Vuecrest Estates Plat, Smithers Ave S, transitions into Vuecrest II Short Plat (LUA15-000026) at SE 186th Street (from approximately STA 17+00 of Smithers Ave South to approximately STA 20+50 on SE 186th St). The paved width of this portion of this street is a 22-foot wide paved road surface with a 0.5-foot wide curb on both sides, 5-foot wide sidewalk on the south side immediately adjacent to the curb, and an 8-foot landscape easement behind the sidewalk. The ROW width is 34.5 feet (subject to final survey). A guard rail as per WSDOT Standard Plan C-20.10-02 would be provided near the north curb. A 4-foot tall black vinyl coated chain link fence is required and a proposed cast-in-place concrete wall with a maximum height of 8 feet separates the road improvements from the critical areas. (Where the exposed wall height is 6 feet or less or if the clear zone behind the curb is 8 feet or greater (maximum slope of 4H:1V), a guardrail would not be required.) The pedestrian barrier/fence should be located a minimum of 2 feet away from the curb, between the curb and the vertical drop-off. "No Parking" signs are required to be provided by the developer along this portion of the street. The street section includes a 2% down slope towards the south with curb and gutter at the south side.</p> <p>Finally, SE 186th Street, from approximately STA 20+50 on SE 186th St to Main Ave S (102nd Ave SE), includes a 26-foot wide paved surface, a 0.5-foot wide curb, an 8-foot wide landscaped planter, and 5-foot wide sidewalk, all within a 41.5-foot ROW width with on-street parking on the south side of the street. The ROW for this half street is 41.5 feet. A 2-foot offset of the paved edge from the property line is also</p>

	<p>proposed within the ROW with a chain link fence at the property line. The maximum slope at the back of sidewalk or back of the traveled edge is shown in the road cross-section at 4H:1V. The street section has a 2% down slope towards the south, with curb and gutter at the south side for the straight portion of the road. The design includes a 5-foot centerline offset of the roadway centerline of proposed Road A with the existing street SE 186th St.</p> <p>Therefore, the proposed public street network satisfies revised Condition 13 of the final approved Vuecrest preliminary plat by providing a second means of access from Main Ave S (102<sup>nd</sup> Ave SE) to the plat by fire trucks and emergency vehicles, as determined through the settlement agreement that was reached between the applicant and the City of Renton on March 19, 2015 (Exhibit 8, the Planning and Development Committee recommendation to the City Council and the City Council's Decision at the regular Council meeting of March 23, 2015 upon appeal.</p> <p>The two (2) other proposed roads throughout the plat include Road A and Road B. Proposed Roads A &amp; B would be a 20-foot wide paved private shared driveway access within a 20-foot wide tract. The roads would be required to be extended from Smithers Ave S to the west property lines of Lots 10 &amp; 20. This would lead to a dead end access longer than 150 feet (approximately 160 to 167 feet, respectively) without providing a turnaround. The extension of the wider road is acceptable to the Fire Department without creating the need to provide fire sprinkler systems or hammerhead turnarounds. The road extensions would provide a 20-foot wide paved roadway to the property lines of Lots 10 &amp; 20 (eliminating the need for pipestem lots and unnecessary encumbrances within the plat).</p> <p>Staff recommends, as a condition of approval, that the applicant extend the private shared driveways (Roads A &amp; B) from Smithers Ave S to the west property lines of Lots 10 &amp; 20. Each road shall be within a tract. An updated plat plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance a construction permit.</p> <p>Street lighting would be required on the frontage and on the internal access roads. LED lighting plans would be required with the civil plan submittal.</p> <p>In order to meet ADA requirements, an ADA compliant sidewalk ramp would be required to be provided on the east side of Main Ave S (102<sup>nd</sup> Ave SE), opposite the proposed ADA ramp located at the southwest corner of Main Ave S (102<sup>nd</sup> Ave SE) and SE 186th St intersection (near Lot 1 of Vuecrest II Short Plat). Staff recommends, as a condition of approval, that the applicant install an ADA compliant sidewalk ramp on the opposite side of Main Ave S (102<sup>nd</sup> Ave SE). An updated civil plan set shall be submitted and approved by the Plan Review Project Manager prior to issuance a construction permit.</p>
✓	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The developed properties surrounding the subject site are single-family residences to the north, south and east of the site and are designated R-8 on the City's zoning map. To the west is Campen Springs condominium and is designated R-14 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</p>

22. **Availability and Impact on Public Services:** The project, as conditioned by the Renton Hearing Examiner (Hearing Examiner Final Decision, dated October 3, 2014 (*Exhibit 9*)), would be served by adequate/appropriate infrastructure and public services.
23. **Minor Plat Amendments:** Minor plat amendments may be reviewed and permitted as part of final plat approval. To be considered a minor amendment, the amendment must not:

✓	<b>Decrease the aggregate area of open space in the subdivision by ten percent (10%) or more:</b>  <i>Staff Comment: The aggregate area of open space within the amended plat would not be decrease by ten percent (10%) or more.</i>
✓	<b>Increase the number of lots in the subdivision beyond the number previously approved:</b>  <i>Staff Comment: The amended plat would remain at 20 lots. See also FOF 18.</i>
✓	<b>Result in a violation of development standards:</b>  <i>Staff Comment: See FOF 18.</i>
✓	<b>Relocate any roadway access point to an exterior street from the plat:</b>  <i>Staff Comment: All access points would remain within the proposed plat. A secondary access roadway access will connect the subdivision to Main Ave S (102nd Ave SE), via the approved Vuecrest II Short Plat (LUA15-000026), to provide for safe and effective secondary access for fire trucks and emergency vehicles as determined by the City of Renton Fire Department. See also FOF 21.</i>
✓	<b>Propose phasing of plat development:</b>  <i>Staff Comment: The applicant is not proposing phasing of Vuecrest Estates.</i>
✓	<b>Increase significantly any adverse impacts or undesirable effects of the plat on the community or surrounding area.</b>  <i>Staff Comment: No significant adverse impacts or undesirable effects of the minor plat amendment would be realized on the community or surrounding area. See also Summary of Request for a list of proposed modifications requested.</i>

#### **E. CONCLUSIONS:**

1. All conclusions included in the original decisions, noted under FOF's 1 and 2, remain valid unless noted and addressed in this report.
2. The subject site is located in the Residential High Density (RHD), Residential Medium Density (RMD) and Residential Low Density (RLD) Comprehensive Plan designation and complies with the goals and policies established with these designations, see FOF 15.
3. The developable portion of the site is located in the Residential – 8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 16.
4. The proposed amended plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 17.

5. The proposed amended plat complies with the Critical Areas Regulations provided the applicant complies with the Settlement Agreement (*Exhibit 8*) and conditions of approval, see FOF 18.
6. The proposed amended plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 19.
7. The minor plat amendment would not decrease the aggregate area of open space in the subdivision by ten percent (10%) or more; increase the number of lots in the subdivision beyond the previously approved; result in a violation of development standards; relocate any roadway access point beyond what was included in the Settlement Agreement; propose phasing of plat development of Vuecrest Estates; or increase significantly any adverse impacts or undesirable effects of the plat on the community or surrounding area, see FOF 21.
8. A key feature that is integral to this project includes providing a bridge/culvert as part of the construction of the Smithers Ave S roadway crossing over the wetland, which satisfies the original condition of approval 13.

**F. DECISION:**


The Vuecrest Estates Preliminary Plat Minor Amendment, File No. LUA13-000642, as depicted in Exhibit 2, is approved and is subject to the following summary of conditions:

**CONDITIONS:**

1. The applicant shall comply with mitigation measures issued as part of the Mitigated Determination of Non-Significance for the proposal, the un-amended conditions of approval of the Hearing Examiner Decision (Conditions 1-12 and 14-19) and the revised condition (Conditions No. 13) as part of the Settlement Agreement.
2. The applicant shall meet the minimum tree retention requirement by retaining thirty percent (30%) of the healthy trees or as an alternative to retaining trees, plant the equivalent of 181 replacement trees inches on the site. A final tree retention plan and landscaping plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit.
3. The applicant shall receive approval of the Final Wetland Mitigation Plan by the Current Planning Project Manager prior to utility construction permit approval. All wetland mitigation, including required fencing and signage shall be installed prior to final approval of the construction permit.
4. The applicant shall extend the private shared driveways (Roads A & B) from Smithers Ave S to the west property lines of Lots 10 & 20. Each road shall be within a tract. An updated plat plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance a construction permit.
5. The applicant shall install an ADA compliant sidewalk ramp on the east side of Main Ave S (102nd Ave SE), opposite the proposed ADA ramp located at the southwest corner of Main Ave S (102nd Ave SE) and SE 186th St intersection. An updated civil plan set shall be submitted and approved by the Plan Review Project Manager prior to issuance a construction permit.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**  
**Department of Community & Economic Development**

1-25-2016

**Date**

Report Date: January 25, 2016

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TRANSMITTED this 25th day of January, 2016 to the Owner/Applicant/Contact:

<b>Owner:</b> Schneider Homes I LLC 6510 Southcenter Blvd, Suite 1 Tukwila, WA 98188	<b>Applicant:</b> Jamie Waltier Harbour Homes 1441 N 34th St, Suite 200 Seattle WA 98103	<b>Contact:</b> Maher Joudi D.R. STRONG Consulting Engineers Inc. 620 7th Avenue Kirkland, WA 98033
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TRANSMITTED this 25th day of January, 2016 to the Parties of Record:

Rebecca Evers 706 S 47th St Renton, WA 98055	Tasnim Khalil 1003 S 47th St Renton, WA 98055-7325	Gloria Hunter 4727 Burnett Ct S Renton, WA 98055-7328
Henry Cooks 712 S 50th St Renton, WA 98055	Philip Davis 4767 Whitworth Pl S, L101 Renton, WA 98055	Brent Carson 719 Second Ave, Suite 1150 Seattle, WA 98092
Nancy Osborn 4635 Morris Ave S, #F Renton, WA 98055	Annie Lee 867 S 48th St Renton, WA 98055-7337	Steve Yantorni 718 S 47th St Renton, WA 98055
Chinh Pham 4703 Burnett Ct S Renton, WA 98055-7328	Ron Hansen 4717 Smithers Ave S Renton, WA 98055	John Sperber 735 S 47th St Renton, WA 98055-6272
Kolin Taylor 12320 NE 8th St, #100 Bellevue, WA 98005	David Rasmussen Sundance at Talbot Ridge - HOA 723 S 47th St	Lue Pestl 4726 Burnett Ct S Renton, WA 98055-7328
Ellen Breiten 4612 Morris Ave S Renton, WA 98056-6373	Jason Murray 2505 3rd Ave, Ste. 300 Seattle, WA 98121	Carl Anderson 4706 Snowgrass Dr Olympia, WA 98516
William & Stephanie Struyk 4707 Smithers Ave S Renton, WA 98055-6399	Henry Cooks 712 S 50th St Renton, WA 98055-6342	Darshan Malhi 4712 Burnett Ct S Renton, WA 98055-7328
Michael & Brittnee Martinez 901 S 48th St Renton, WA 98055-7338	Borgata Apartments & Townhomes 2505 3rd Ave S, #300 Seattle, WA 98121	John Basinger 1441 N 34th St Seattle, WA 98103
Janet Alabado 911 S 47th St Renton, WA 98055-7319	Phong Tran 1011 S 48th St Renton, WA 98055-7352	Thu Bui 4709 Burnett Ct S Renton, WA 98055-7328
Pak Ming Chiu 902 S 48th St Renton, WA 98055-7338	Eric & Cheryl Hanson 4711 Smithers Ave S Renton, WA 98055-6399	Sandeep Mangla 724 S 47th St Renton, WA 98055
Ellen Breiten 4612 Morris Ave S Renton, WA 98056-6373	Sanh & Chi Le 903 S 47th St Renton, WA 98055-7319	Roger Jaques 4762 Whitworth Pl S Renton, WA 98055-8359



Report Date: January 25, 2016

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*Phillip Davis*  
4767 Whitworth Pl S  
Renton, WA 98055-8355

*Tammy & Travis Martinez*  
4619 Morris Ave S  
Renton, WA 98055

*Johnny Cheng*  
4739 Burnett Ct S  
Renton, WA 98055-7328

*Ltanya Terrell Jones*  
5527 Charlotte Ave SE  
Auburn, WA 98092

*Ginny Knox*  
4901 Morris Ave S, #SS202  
Renton, WA 98055-8398

*Hanh Tran*  
861 S 48th St  
Renton, WA 98055-7337

*Owen Reese*  
3421 62nd Ave SW  
Seattle, WA 98116

*Joseph & Martha Mackenzie*  
4835 Main Ave S  
Renton, WA 98055-6309

*Roger Banks*  
4763 Morris Ave S  
Renton, WA 98055-6374

*Jim Condelles*  
855 S 48th St  
Renton, WA 98055

*Pawandeep & Kuldeep Natt*  
866 S 48th St  
Renton, WA 98055-7337

*William & Lynn Sebring*  
4706 Burnett Ct S  
Renton, WA 98055-7328

*TRANSMITTED this 25th day of January, 2016 to the following:*

*Chip Vincent, CED Administrator*  
*Brianne Bannwarth, Development Engineering Manager*  
*Jan Conklin, Development Services*  
*Vanessa Dolbee, Current Planning Manager*  
*Rohini Nair, Plan Review*  
*Fire Marshal*

#### **K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

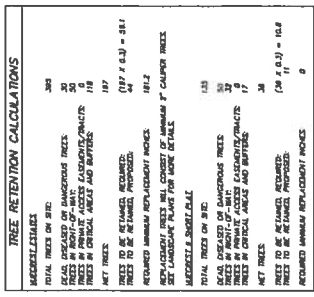
**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on February 8, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.




**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



LUAT3-000642	LUAT5-000026
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**TREE LEGEND**

	DEAD TREES AT DANGEROUS PRICES (PER ANNUAL HARVEST)
	TREES TO BE REMOVED
	TREES TO BE SAVED AND COINVEST TOWARD TREE REGENERATION

**RECOMMENDED FOR APPROVAL**

BY: \_\_\_\_\_ Date: \_\_\_\_\_

BY: \_\_\_\_\_ Date: \_\_\_\_\_

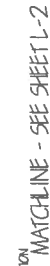
BY: \_\_\_\_\_ Date: \_\_\_\_\_

BY: \_\_\_\_\_ Date: \_\_\_\_\_

# EXHIBIT 3



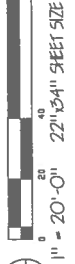




10' WIDTH LANDSCAPE BUFFER, TO BE  
INSTALLED AT TIME OF HOME CONSTRUCTION

5"-4" DEPTH AD-CRIST WOOD CHIP-  
MULCH THROUGHOUT AREAS NOT  
SHOWN TO RECEIVE LAWN!

SCALE 1"=20'



0 20 40  
1" = 20'-0" 22" 34" SHEET SIZE

SHEET 3 of 6

JOB NUMBER	JUN	D4-21-1	AS SHOWN	REVISION
DRAWING NAME	JUN			
DESIGNER				
DRAWING BY				
DATE				
SCALE				
SUBORDINATION				

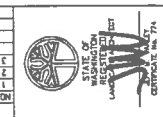
VUECREST ESTATES &  
VUECREST II SHORT PLAT  
LANDSCAPE PLAN - SOUTH

**VARLEY • VARLEY • VARLEY**  
 landscape architect  
 12745 NE 170th Lane Woodinville, WA 98012  
 email: varley.jeff@earthlink.net phone: 425-466-9450  
 www.earthlink.net/varley



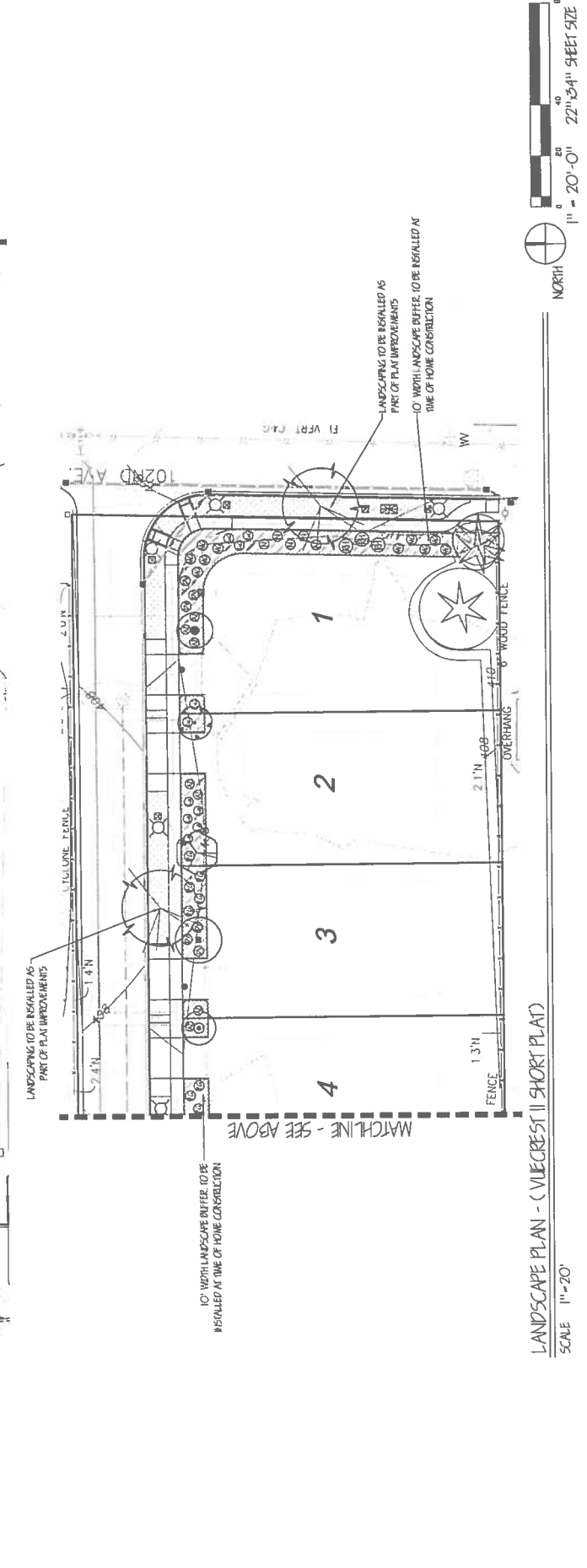
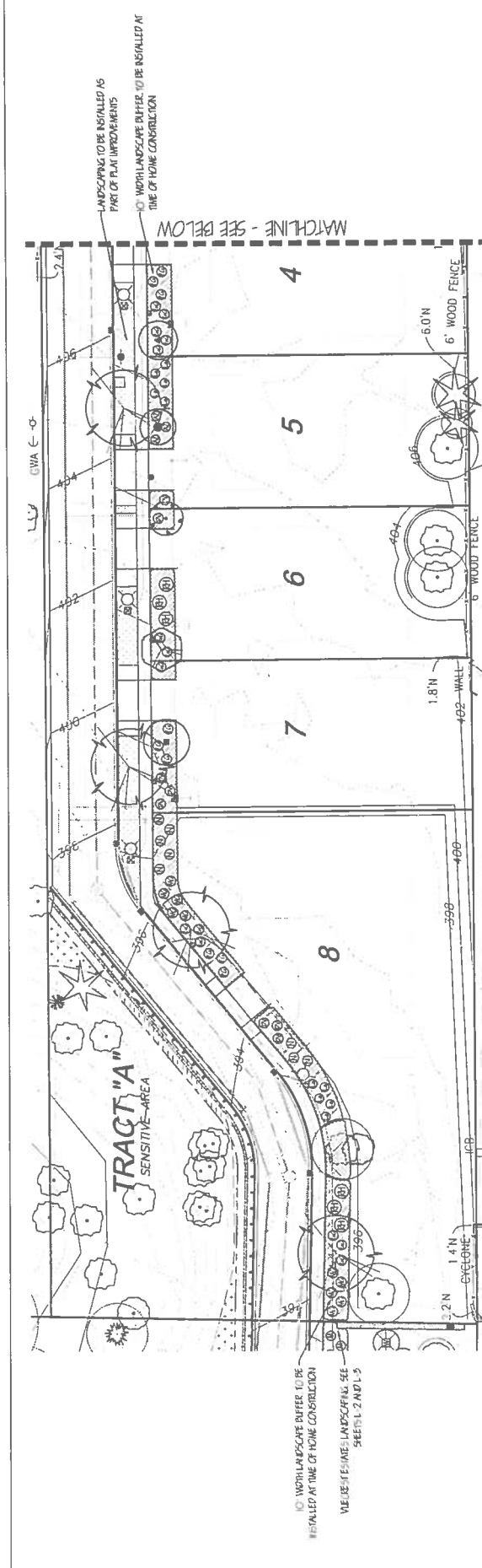
MO.	DATE	DESCRIPTION
JAN	05.07.13	ADJUST TRAIL DATA
JAN	27.07.14	RECEIVED SITE PLAN
JAN	09.10.15	RECEIVED SITE PLAN
		DRAWING DATE: 04.21.13

NO.	DATE	REVISIONS
1	05/07/13	ADDITIONAL TREE DATA
2	07/15/14	REVISED SITE PLAN
3	09/18/15	REVISED SITE PLAN
4		
5		



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LANDSCAPE ARCHITECT  
12749 NE 170th Ave, Shoreline, WA 98148  
tel: 206.466.9400 fax: 206.466.9402  
www.varleylandscape.com

VUECREST ESTATES 8  
VUECREST II SHORT PLAT  
LANDSCAPE PLAN  
JOB NUMBER: 12749  
DRAWING NAME: VUECREST II SHORT PLAT  
DRAWING BY: JAV  
DATE: 04-21-13  
SCALE: AS SHOWN  
SHEET 4 OF 6











LANDSCAPE PLAN - (VUECREST II SHORT PLAT)  
SCALE 1"=20'



## VUECRÉSTATES

## REPLACEMENT TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
<b>TREES</b>				
	<i>Cerciditum japonicum</i> <sup>10</sup>	17	2" cal	Full and Matching
	<i>Pseudotsuga menziesii</i> <sup>10</sup>	19	2" cal	Full and Matching
	<i>Thuja plicata</i> <sup>10</sup>	55	2" cal	Full and Matching
	<i>Acer glabrum</i> <sup>10</sup>	7	2" cal	Full and Matching
	<i>Betula japonica</i> <sup>10</sup>	5	2" cal	Full and Matching
	<i>Acer freemanii</i> 'Autumn Blaze' <sup>10</sup>	5	2" cal	Full and Matching
	<i>Sorbus japonica</i> <sup>10</sup>	5	2" cal	Full and Matching
	<i>Acer palmatum</i> 'Dissected' <sup>10</sup>	5	2" cal	Full and Matching
	<i>Thuja toronensis</i> 'Starling' <sup>10</sup>	5	2" cal	Full and Matching
	<i>Acer campestre</i> 'Eucaly' <sup>10</sup>	2	2" cal	Full and Matching
		TOTAL	91	

18.2 REPLACEMENT TREE INCHES REQUIRED / 2" PER TREE - 91 TREES REQUIRED

Considered draft to be tant in Pacific Northwest once established








All street trees to be specimen grade with a single leader. Tree height index is from top of rootball to top of planting. Unmanaged trees shall be replaced with same species and minimum 2" caliper.

system. In addition, the model was able to predict the effect of the system on the system's performance.

Per RNC 4-4-070(F)(2), minimum | street tree planted per address, where curb cuts, driveway, and utilities do not allow the required trees to

VUECREST || SHORT PLAT

## PLANT SCHEDULE

BOTANICAL NAME		COMMON NAME	QUANTITY	SIZE	REMARKS
<b>TREES</b>					
	<i>Crataegus japonica</i> ™	Kakura	6	2" cal	Full and Matching
	<i>Peltis japonica</i> ™	Jacquemont Birch	2	2" cal	Full and Matching
	<i>Acer freemanii</i> 'Autumn Blaze'™	Nagda	2	2" cal	Full and Matching
	<i>Styrax japonica</i> ™	Floerkea Pear	2	2" cal	Full and Matching
	<i>Acer palmatum</i> 'Bloodgood'™	Japanese Maple	2	2" cal	Full and Matching
	<i>Malus toringensis</i> 'Sterling'	Linden	1	2" cal	Full and Matching
	<i>Acer campestre</i> 'Evelyn'	Hedge Maple	1	2" cal	Full and Matching

10. Considered drought tolerant in Pacific Northwest once established

All street trees to be specimen grade with a single leader. Tree height listed is from top of rootball to top of tree at time of planting. Damaged trees shall be replaced with same species and minimum 2" caliber.

per or RMC 4-A-OTD (F)(2), minimum 1 street tree planted per address, where curb cuts, driveway, and utilities do not allow the required trees to be planted.

## LANDSCAPE BUFFER PLANT SCHEDULE

BOTANICAL NAME	SHRUBS and GROUND COVER	COMMON NAME	QTY	SIZE	REMARKS
(70) <i>Viburnum davidii</i> ™		David Viburnum	14	2 gallon	Full and Maturing
(71) <i>Nerolepis doreana</i> ™		Nandina	15	2 gallon	Full and Maturing
(72) <i>Ardisia cuneata</i> ™		Evergreen Azalea	10	2 gallon	Full and Maturing
(73) <i>Alseodaphne stenophylla</i> ™		Madison Grease	20	2 gallon	Full and Maturing
(74) <i>Persea indica</i> ™		Dwarf F. L. Grass	14	2 gallon	Full and Maturing
(75) <i>Eurytemis fortunei</i> ™	"Emerald in Gold"™	Eurytemis	19	2 gallon	Full and Maturing
(76) <i>Linum catharticum</i> ™		Linander	9	2 gallon	Full and Maturing
(77) <i>Rhododendron "Purple Splendor"</i> ™		Rhode	9	2 gallon	Full and Maturing
<i>Actinophlebium uauyas</i> ™		Kimbrak	As req'd	1 gallon	Full and Maturing/Plant 30" o.c.
<i>Erica sp. Mediterranean</i> Ppk™		Heather	As req'd	1 gallon	Full and Maturing/Plant 30" o.c.
<i>Begonia sp. "Peachblow"</i> Rbln™		Elephant Ear	As req'd	1 gallon	Full and Maturing/Plant 30" o.c.
<i>Fuchsia indica</i> ™		Dwarf Strawberry	As req'd	1 gallon	Full and Maturing/Plant 30" o.c.


1. *What is the main purpose of the study?*

Plant in groups of minimum 15 plants of each species  
 Considered drought tolerant in Pacific Northwest once established

Case	$\alpha$	$\beta$	$\gamma$	$\delta$	$\epsilon$	$\zeta$	$\eta$	$\theta$	$\iota$	$\kappa$	$\lambda$	$\mu$	$\nu$	$\xi$	$\omicron$	$\pi$	$\rho$	$\sigma$	$\tau$	$\upsilon$	$\phi$	$\chi$	$\psi$	$\omega$
1	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4

*Gaulltheria shallon* | *Salix* | *As. rep. a* | *Urtica* | *Urtica* | *Urtica*

## LANDSCAPE BUFFER PLANT SCHEDULE

BOTANICAL NAME	CHARLES AND GROUND COVER	COMMON NAME	QTY	SIZE	REMARKS
(26) <i>Viburnum doanii</i> <sup>10</sup>		Dwarf Viburnum	28	2 gallon	Full and Matching
(27) <i>Nandina domestica</i> <sup>11</sup>		Nandina	25	2 gallon	Full and Matching
(28) <i>Aucuba sp.</i> "Hiro Crown"		Evergreen Aucuba	16	2 gallon	Full and Matching
(29) <i>Muscadine vine</i> <sup>12</sup>		Maiden Creeper	41	2 gallon	Full and Matching
(30) <i>Pernettya elap.</i> "Baccharis Bami."		Dwarf Fire Grass	22	2 gallon	Full and Matching
(31) <i>Eurospora frutescens</i> "Emerald n Gold"		Eurospora	20	2 gallon	Full and Matching
(32) <i>Lambertia sp.</i> <sup>13</sup>		Lambertia	20	2 gallon	Full and Matching
(33) <i>Rhododendron Purple Splendor</i> <sup>14</sup>		Rhode	24	2 gallon	Full and Matching
(34) <i>Melaleuca nemosa</i> <sup>15</sup>		Low Oregon Grape	6	2 gallon	Full and Matching
(35) <i>Melaleuca aquilifolia</i> <sup>16</sup>		Tall Oregon Grape	10	2 gallon	Full and Matching
(36) <i>Vaccinium oxycoccos</i> <sup>17</sup>		Evergreen Huckleberry	9	2 gallon	Full and Matching
		Kentia Palm	As req'd	1 gallon	Full and Matching; Plant 30" or oc.
<i>Erica sp., Mediterranean Pink</i> <sup>18</sup>		Heather	As req'd	1 gallon	Full and Matching; Plant 30" or oc.
<i>Gargania sp., Pterostaphylum-like</i> <sup>19</sup>		Elephant Ear	As req'd	1 gallon	Full and Matching; Plant 30" or oc.
<i>Frasera ciliolata</i> <sup>20</sup>		Drift Strawberries	As req'd	1 gallon	Full and Matching; Plant 30" or oc.

1. **Identify the problem.** What is the issue or challenge you are facing?

Considered drought tolerant in Pacific Northwest and

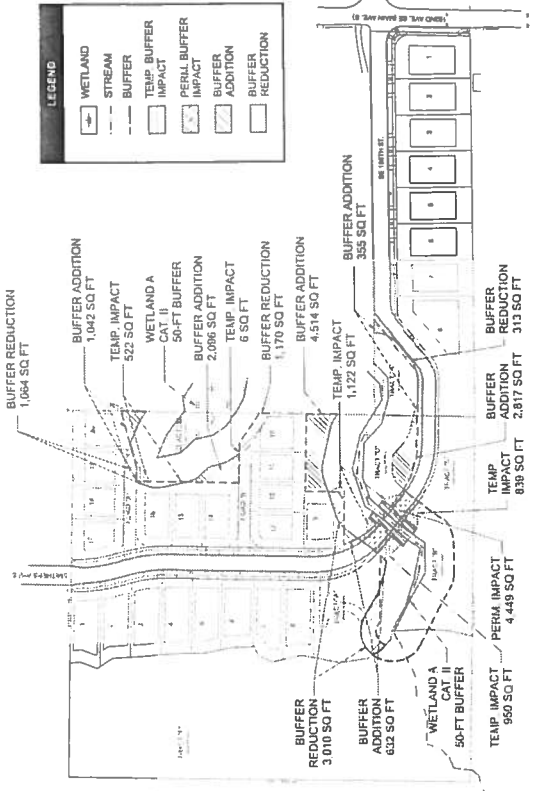
Sample	As <sup>5+</sup> concentration	As <sup>3+</sup> concentration	As <sup>5+</sup> concentration
1	0.00	0.00	0.00
2	0.00	0.00	0.00
3	0.00	0.00	0.00
4	0.00	0.00	0.00
5	0.00	0.00	0.00
6	0.00	0.00	0.00
7	0.00	0.00	0.00
8	0.00	0.00	0.00
9	0.00	0.00	0.00
10	0.00	0.00	0.00
11	0.00	0.00	0.00
12	0.00	0.00	0.00
13	0.00	0.00	0.00
14	0.00	0.00	0.00
15	0.00	0.00	0.00
16	0.00	0.00	0.00
17	0.00	0.00	0.00
18	0.00	0.00	0.00
19	0.00	0.00	0.00
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21	0.00	0.00	0.00
22	0.00	0.00	0.00
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24	0.00	0.00	0.00
25	0.00	0.00	0.00
26	0.00	0.00	0.00
27	0.00	0.00	0.00
28	0.00	0.00	0.00
29	0.00	0.00	0.00
30	0.00	0.00	0.00
31	0.00	0.00	0.00
32	0.00	0.00	0.00
33	0.00	0.00	0.00
34	0.00	0.00	0.00
35	0.00	0.00	0.00
36	0.00	0.00	0.00
37	0.00	0.00	0.00
38	0.00	0.00	0.00
39	0.00	0.00	0.00
40	0.00	0.00	0.00
41	0.00	0.00	0.00
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44	0.00	0.00	0.00
45	0.00	0.00	0.00
46	0.00	0.00	0.00
47	0.00	0.00	0.00
48	0.00	0.00	0.00
49	0.00	0.00	0.00
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53	0.00	0.00	0.00
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64	0.00	0.00	0.00
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67	0.00	0.00	0.00
68	0.00	0.00	0.00
69	0.00	0.00	0.00
70	0.00	0.00	0.00
71	0.00	0.00	0.00
72	0.00	0.00	0.00
73	0.00	0.00	0.00
74	0.00	0.00	0.00
75	0.00	0.00	0.00
76	0.00	0.00	0.00
77	0.00	0.00	0.00
78	0.00	0.00	0.00
79	0.00	0.00	0.00
80	0.00	0.00	0.00
81	0.00	0.00	0.00
82	0.00	0.00	0.00
83	0.00	0.00	0.00
84	0.00	0.00	0.00
85	0.00	0.00	0.00
86	0.00	0.00	0.00
87	0.00	0.00	0.00
88	0.00	0.00	0.00
89	0.00	0.00	0.00
90	0.00	0.	

**Abstract**





# FINAL MITIGATION PLAN HARBOUR HOMES - VUECREST I & II PORTION OF SECTION 31832, TOWNSHIP 23N, RANGE 5E, W.M.



## PROPOSED DEVELOPMENT CONT.

THE BUFFER EVALUATION METHOD IDENTIFIED ABOVE PROVIDES DETAILED DESCRIPTIONS OF THE BUFFER FUNCTIONS AND OVERALL EFFECTIVENESS OF PROTECTING WETLAND AND STREAM FUNCTIONS. TABLE 1 WITHIN THE FOREGOING DOCUMENT DESCRIBED THE DIFFERENCES BETWEEN 10-METER AND 20-METER BUFFER, AS DESCRIBED IN THE FOREGOING DOCUMENT. THE BUFFER EVALUATION METHOD IDENTIFIED ABOVE PROVIDES THE BUFFER AND PROVIDE LIMITED HABITAT VALUES FOR A RELATIVELY SMALL PORTION OF THE BUFFER AREA (1.5-5.57 SQUARE FEET). THE CURRENT CONDITION OF THE BUFFER BOUNDING THE ON-SITE WETLANDS IN THIS BUFFER AREA, DUE TO THE LIMITED REDUCTION IN BUFFERED CONDITION, OVERALL IMPACT TO THE PROTECTION THAT THIS BUFFER PROVIDES IS MINIMAL. ADDITIONALLY, THE APPLICANT IS PROPOSING A TREE RESTORATION PROGRAM THAT WILL BE IMPLEMENTED IN THE BUFFERED AREA. WHEN COMPLETED, THIS PROGRAM WILL ALLOW WILDLIFE TO MOVE FREELY INTO THE FORESTED STEEP SLOPE AREA TO THE WEST. IT IS THE OPINION OF WHO THAT GIVEN THE INCREASE OF 993 SQUARE FEET IN OVERALL BUFFER AREA IN CONJUNCTION WITH THE LIMITED REDUCTION IN OVERALL WETLAND (1.5-5.57 SQUARE FEET) FOR SMALL WETLANDS, THE BUFFERED AREA WILL PROVIDE FOR AN ADEQUATE WIDTH TO PROTECT THE WETLAND AND STREAM SYSTEM.

IN NO INSTANCE SHALL THE BUFFER WIDTH BE REDUCED BY MORE THAN 10 FEET. THE BUFFER WIDTH SHALL BE REDUCED BY MORE THAN 10 FEET (25') WIDE. GREATER BUFFER REDUCTIONS REQUIRE REVIEW AS A VARIANCE PER SUBSECTION 43 OF THIS SECTION AND RMC 4-9-2508; AND

THE MINIMUM PROPOSED BUFFER WIDTH AS PART OF THIS AVERAGE ACTIVITY IS 25-FEET, WHICH IS 50 PERCENT OF THE STANDARD 50-FOOT BUFFER.

REQUIRED ON A CASE-BY-CASE BASIS WHERE APPROPRIATE TO SITE CONDITIONS, WETLAND SENSITIVITY, AND PROPOSED LAND DEVELOPMENT CHARACTERISTICS.

THE AREAS OF REDUCTION IDENTIFIED AS PART OF THIS AVERAGE PLAN, ARE GENERALLY NATURALLY VEGETATED WITH A CANOPY OF LARGE CONIFEROUS AND DECIDUOUS TREES, AN UNDERSTORY OF SMALLER TREES AND SHRUBS, AND A LAYER OF LITTER. THE AREAS TO BE REDUCED ARE NOT A UNIFORMED CONDITION AND LACK OF INVASIVE. THE REDUCTION AREA WOULD HAVE A LIMITED LIFT OF FUNCTION FROM ENHANCEMENT. THEREFORE, BUFFER ENHANCEMENT IS NOT PROPOSED.

THE BUFFER AVERAGE PROPOSED IS TO REDUCE 5,557 SQUARE FEET OF BUFFER ADJACENT TO SE 1/4TH 5TH, THE PROPOSED STORMWATER TRACT, AND LOTS 8-10, 15, 16, AND 19. IN ORDER TO MEET THE NO NET LOSS OF BUFFER REQUIREMENT, THE APPLICANT PROPOSES 5,550 SQUARE FEET OF ADDITIONAL BUFFER ADJACENT TO LOTS 8-12, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THE APPLICANT WILL DESIGNATE ALL THE WETLAND, STREAM, AND ASSOCIATED BUFFERS AS A NATIVE GROWTH PROTECTION AREA (NPGA) TRACT.

SE 1/4TH 5TH WILL BE EXTENDED AND SPAN A PORTION OF WETLAND A, ITS ASSOCIATED STREAM, AND UP AND CORRIDOR. THIS EXTENSION IS REQUIRED IN ORDER TO CONNECT VUECREST ESTATES AND VUECREST II SHORT PLAT. THE ROADWAY AND PRECAST CONCRETE 3-SIDED BRIDGE WILL BE LOCATED IN A PORTION OF THE PRESCRIBED BUFFER OF WETLAND A. THIS INSTALLATION WILL BE A PORTION OF THE PERMANENT BUFFER IMPACT OF WETLAND A. THE INSTALLATION OF PERMANENT BUFFER IMPACT WILL BE AN ADDITIONAL TEMPORARY BUFFER IMPACT. TO COMPENSATE FOR THESE IMPACTS, A COMBINATION OF BUFFER ADDITION AND RESTORATION IS PROPOSED (TABLE 1). ALL TEMPORARY BUFFER IMPACTS WILL BE RESTORED IN-HAND WITH THE RESTORATION PLANTINGS AND GOALS SET AS OUTLINED ON SHEET 3.

AS COMPENSATORY MITIGATION FOR THE PERMANENT BUFFER IMPACTS, A TOTAL OF 4,907 SQUARE FEET OF BUFFER ADDITION AND RESTORATION WILL BE REQUIRED. THE BUFFER ADDITION TO IMPACT RATIO OF 1:1.1, PROVIDING AN INCREASE IN TOTAL BUFFER AREA OF 498 SQUARE FEET (TABLE 1). THE ADDITIONAL BUFFER AREAS WILL BE PERMANENTLY PROTECTED AS PART OF THE NPGA ON THE PROJECT SITE.

IMPACT	AREA OF IMPACT	MITIGATION MEASURE	MITIGATION IMPACT RATIO
PERMANENT WETLAND A	4,498 SF	4,907 SF ADDITIONAL BUFFER	1:1.1
TEMPORARY BUFFER IMPACT	3,448 SF	3,448 SF BUFFER RESTORATION IN-HAND	1:1

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATIONS AND CHARACTERISTICS WILL BE IDENTIFIED AND RECORDED WITH G, AND ACCORDINGLY, PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

CALL 2 WORKING DAYS BEFORE YOU DIG  
1-800-424-5555  
(UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE)

## SITE DESCRIPTION

ON SEPTEMBER 6, 2019, AND OCTOBER 10TH, 2019, WETLAND RESOURCES, INC. COMPLETED A SITE VISIT TO THE PROJECT SITE. THE PROJECT SITE IS LOCATED WEST OF 10TH AVE SE IN RENTON, WA. THE TWO SEPARATE TAX PARCELS LOCATED WEST OF 10TH AVE SE IN RENTON, WA. THE TWO PROPERTIES ARE 9.31-ACRES (TAX IDENTIFICATION NUMBER 312305948) AND 2.45-ACRES (TAX IDENTIFICATION NUMBER 322305907) RESPECTIVELY. THESE PROPERTIES ARE FURTHER LOCATED AS A PORTION OF SECTION 32, TOWNSHIP 23N, RANGE 5E, W.M.

ACCESS TO THE SUBJECT SITE IS VIA A GRAVEL DRIVEWAY FROM THE WEST SIDE OF 10TH AVE SE. NEAR THE INTERSECTION OF 10TH AVE SE AND SE 186TH ST. THE SUBJECT SITE IS COMPOSED OF TWO SEPARATE PARCELS. TOPOGRAPHY OF THE WESTERN PROPERTY BOUNDARY, A LINEAR DEPRESSION ROUGHLY PARALLEL TO THE SOUTHERN PROPERTY LINE, AND A STEEP ASPECT SLOPE ON THE WESTERN HALF OF THE PARCEL. TOPOGRAPHY OF THE EASTERN PARCEL CONSISTS OF A GENERALLY FLAT AREA ON THE EASTERN SIDE MOVING SOUTHWEST TO A STEEP SLOPE. THE SLOPE OF THE EASTERN PARCEL IS PARTIALLY SIGNIFICANT RESIDENTIAL DEVELOPMENT CHARACTERISTICS THE LAND USE IN THE AREA SURROUNDING THE SUBJECT SITE. A PORTION OF THE EASTERN PARCEL IS PARTIALLY DEVELOPED AND CONTAINS A SINGLE-FAMILY RESIDENCE AND A TOOL SHED. A MAINTAINED YARD AND LANDSCAPING PLANTS BORDERED THE WESTERN PROPERTY LINE. THE WESTERN PARCEL IS RELATIVELY UNDISTURBED AND IS VEGETATED WITH A MIXED CANOPY. A TEMPORARY CUL-DE-SAC ASSOCIATED WITH THE TERMINUS OF SWITHERS AVE S IS LOCATED IN THE NORTH CENTRAL AREA OF THE WESTERN PARCEL. THE WESTERN PARCEL IS VEGETATED WITH A MIXED CANOPY. SURROUNDING PARCELS ARE A MIX OF SMALL UNDEVELOPED FORESTED AREAS AS WELL AS MULTI- AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

AS PART OF THIS INVESTIGATION, ONE WETLAND AND STREAM WERE IDENTIFIED ON THE SUBJECT PROPERTY. THE WETLAND (WETLAND A) IS LOCATED WITHIN THE DEPRESSIONAL AREAS ON THE EASTERN AND SOUTHERN PORTIONS OF THE WESTERN PARCEL AND THE WESTERN SIDE OF THE EASTERN PARCEL. IT IS CLASSIFIED AS A CATEGORY II WETLAND AND ADDITION TO THE WETLAND. AN INTERMITTENT NON-ALONGMOUND STREAM FLOWS THROUGH THE WESTERN PORTION OF THE WETLAND BOUNDARY AND DOWN THE STEEP SLOPE. THIS STREAM IS CLASSIFIED AS A CLASS 4 AND IS DESIGNATED A 35-FOOT BUFFER FROM ITS FLAGGED BOUNDARY. IN SITUATIONS WHERE WETLAND AND STREAMS WERE FOUND WITHIN 300-FT OF THE SUBJECT PROPERTY, PANTHER CREEK, A KNOWN FISH-BEARING STREAM, LIES APPROXIMATELY A QUARTER MILE TO THE EAST OF THE SUBJECT PROPERTY.

## PROPOSED DEVELOPMENT

THE APPLICANT IS PROPOSING TO SUBDIVIDE THE SUBJECT SITE INTO 28 SINGLE-FAMILY RESIDENTIAL LOTS, DEVELOPED IN TWO PHASES: VUECREST ESTATES II & VUECREST II SHORT PLAT. ACCESS FOR THE 8 LOTS ASSOCIATED WITH VUECREST II SHORT PLAT, WILL BE FROM A PROPOSED ROAD CONNECTING TO 10TH AVE SE ON THE EASTERN SIDE OF THE PROJECT SITE. THE CONTINUATION OF SWITHERS AVENUE S. IN ORDER TO ACCOMPLISH THIS DEVELOPMENT ACTIVITY, THE APPLICANT IS PROPOSING BUFFER AVERAGING PER THE PROVISIONS ESTABLISHED IN RMC CHAPTER 4-3-0904(H)(1), WHICH REQUIRES:

I. THAT THE WETLAND CONTAINS VARIATIONS IN ECOLOGICAL SENSITIVITY OR THERE ARE EXISTING PHYSICAL IMPROVEMENTS IN OR NEAR THE WETLAND AND BUFFER; AND

II. THAT THE WETLAND VARIES FROM SLIGHTLY DISTURBED BY WASTE AND DETRITUS FROM UNRELATED ACTIVITIES, TO LESS DISTURBED IN ITS SOUTHERN PORTION. AS SUCH, VEGETATION IN THE NORTHERN PORTION HAS A HIGHER CONCENTRATION OF INVASIVE SPECIES AND THE SOUTHERN PORTION IS MORE NATIVE IN COMPOSITION. THE WETLAND SHOWS SIGNS OF HUMAN DISTURBANCE.

III. THAT THE TOTAL AREA CONTAINED WITHIN THE WETLAND BUFFER AFTER AVERAGING IS NOT LESS THAN THAT CONTAINED WITHIN THE REQUIRED STANDARD BUFFER PRIOR TO AVERAGING; AND

IN ORDER TO MEET THE REQUIREMENTS ESTABLISHED FOR BUFFER AVERAGING, AN ADDITIONAL REDUCTION RATIO OF 1.21:1 IS PROVIDED. THE BUFFER REDUCTION AREA TOTALS 10,006 SQUARE FEET. THE BUFFER ADDITION AREA TOTALS 11,457 SQUARE FEET. THE FINAL BUFFER AREA WILL BE SLIGHTLY LARGER THAN PRIOR TO AVERAGING WITH A TOTAL BUFFER INCREASE OF 993 SQUARE FEET.

A SITE SPECIFIC EVALUATION AND DOCUMENTATION OF BUFFER ADEQUACY BASED UPON THE SCIENCE OF WETLAND BUFFERS AND ITS IMPLICATIONS FOR THE MANAGEMENT FOR WETLANDS, MCMILLAN 2020, OR SIMILAR APPROACHES HAVE BEEN CONDUCTED. THE PROPOSED BUFFER STANDARD IS BASED ON CONSIDERATION OF THE BEST AVAILABLE SCIENCE AS DESCRIBED IN WAS 385-195-905; OR WHERE THE ABSENCE OF VALID SCIENTIFIC INFORMATION, THE STEPS IN RMC 4-9-2508 ARE FOLLOWED.

IMPACT	TOTAL AREA	SYMBOL
PERMANENT BUFFER IMPACT	4,498 SF	
TEMPORARY BUFFER IMPACT	3,448 SF	
BUFFER ADDITION	11,457 SF	
BUFFER REDUCTION	5,557 SF	

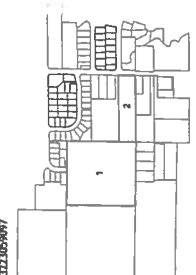
TABLE 3. IMPACT TOTALS		
TOTAL BUFFER IMPACT AREA	OVERALL BUFFER ADDITION IN AREA	
10,006 SF	11,457 SF	1,451 SF

## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON CODES, ORDINANCES, AND APPROVED PERMIT CONDITIONS.
- BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF RENTON, THE OWNER, AND THE OWNER'S REPRESENTATIVE.
- A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORKS SHOWN IN THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL BE TEMPORARILY CONTROLLED IN ACCORDANCE WITH ANY AND ALL CITY OF RENTON STANDARDS.
- SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

## PROJECT SITE LEGAL DESCRIPTION

PARCEL 1: KING COUNTY TAX PARCEL NO. 312305948  
PARCEL 2: KING COUNTY TAX PARCEL NO. 322305907



**Wetland Resources, Inc.**  
Conservation • Mitigation • Restoration • Wetland • Stream • Forest • Wetland  
8505 18th Avenue S.E. Suite 105 Everett, Washington 98208  
Phone: (425) 327-3174  
Fax: (425) 337-3045  
Email: mailbox@wetlandresources.com

**FINAL MITIGATION PLAN**  
Harbour Homes - Vuecrest I & II  
Renton, Washington  
Sheet 1/3  
WRI Job # 15236  
Drawn by: JM  
Date: September, 2015

# FINAL MITIGATION PLAN HARBOR HOMES - VUECREST I & II PORTION OF SECTION 31&32, TOWNSHIP 23N, RANGE 5E, W.M.

## MONITORING AND MAINTENANCE PLAN

### PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS ARE OUTLINED IN THIS PLAN. THE MONITORING AND MAINTENANCE PLAN IS A REQUIRED COMPONENT OF THE MITIGATION PLAN. THE MONITORING AND MAINTENANCE PLAN IS A REQUIRED COMPONENT OF THE MITIGATION PLAN. THE MONITORING AND MAINTENANCE PLAN IS A REQUIRED COMPONENT OF THE MITIGATION PLAN.

#### COMPLIANCE MONITORING PLAN

AS BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AS BUILT OF THE COMPLETED WORK. THE PROFESSIONAL SHALL PREPARE AS BUILT OF THE COMPLETED WORK. THE PROFESSIONAL SHALL PREPARE AS BUILT OF THE COMPLETED WORK. THE PROFESSIONAL SHALL PREPARE AS BUILT OF THE COMPLETED WORK.

THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR.

ANNUAL COMPLIANCE MONITORING (AS BUILT)

THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF BENTON BY THE CONTRACTOR.

MONITORING REPORTS SHALL BE SUBMITTED TO THE CITY OF BENTON NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING PERIOD.

MONITORING SHALL COMPREHEND A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN EACH MONITORING AREA. MONITORING SHALL COMPREHEND A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN EACH MONITORING AREA. MONITORING SHALL COMPREHEND A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN EACH MONITORING AREA.

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TABLE 3-1: GOALS, OBJECTIVES, & PERFORMANCE STANDARDS (5 YEARS)

GOALS	OBJECTIVES	PERFORMANCE STANDARDS
TO SUCCESSFULLY RESTORE THE BUFFER OF WETLANDS IMPACTED BY THE CONSTRUCTION OF THE PROJECT.	TO INSTALL AND SUCCESSFULLY ESTABLISH 177 NATIVE PLANTING SPECIES WITHIN THE BUFFER OF WETLANDS.	100% SURVIVAL OF INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON.
TO LIMIT NOXIOUS WEED SPECIES WITHIN THE BUFFER OF WETLANDS.	TO MAINTAIN AND SUCCESSFULLY ESTABLISH 177 NATIVE PLANTING SPECIES WITHIN THE BUFFER OF WETLANDS.	100% SURVIVAL OF INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON.
TO MAINTAIN AND SUCCESSFULLY ESTABLISH 177 NATIVE PLANTING SPECIES WITHIN THE BUFFER OF WETLANDS.	TO MAINTAIN AND SUCCESSFULLY ESTABLISH 177 NATIVE PLANTING SPECIES WITHIN THE BUFFER OF WETLANDS.	100% SURVIVAL OF INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON.

## MITIGATION PLAN

### CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING REVEAL THAT THE MONITORING AND MAINTENANCE PLAN IS NOT BEING FOLLOWED, THE CONTRACTOR SHALL BE REQUIRED TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCIES. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

1. MONITORING AND MAINTENANCE PLAN
2. MONITORING AND MAINTENANCE PLAN
3. MONITORING AND MAINTENANCE PLAN

THE CONTRACTOR SHALL BE REQUIRED TO DEVELOP A CONTINGENCY PLAN. THE CONTRACTOR SHALL BE REQUIRED TO DEVELOP A CONTINGENCY PLAN. THE CONTRACTOR SHALL BE REQUIRED TO DEVELOP A CONTINGENCY PLAN. THE CONTRACTOR SHALL BE REQUIRED TO DEVELOP A CONTINGENCY PLAN.

### MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO MAINTAIN THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PROJECT. THE MAINTENANCE PROGRAM SHALL BE A CONDITION OF THE MITIGATION PLAN.

#### NOXIOUS WEED CONTROL

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## PLANTING SPECIFICATIONS

### PART 1: GENERAL

#### 6.1 GENERAL

PLANTS SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP. PLANTS SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP. PLANTS SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP.

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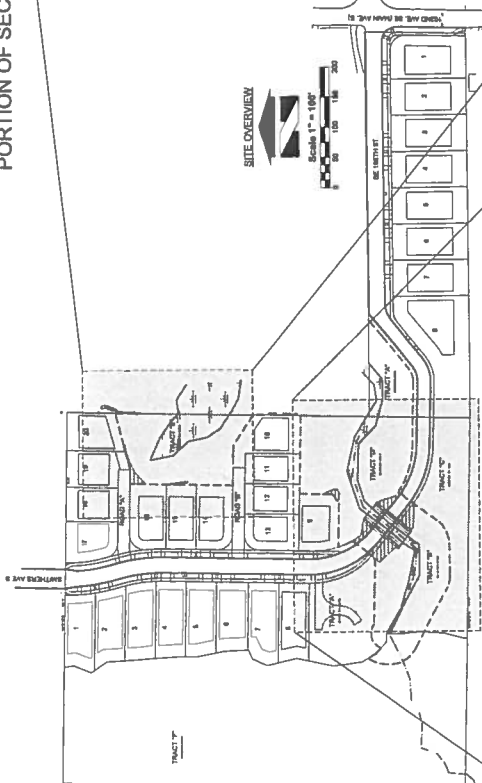
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**Netland Resources, Inc.**  
 10000 1st Avenue, Suite 100  
 Everett, WA 98201  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: malibu@netlandresources.com

**FINAL MITIGATION PLAN**  
 Harbor Homes - Vuecrest I & II  
 Harbor Homes by Gannaco  
 Allen, James Walker  
 10000 1st Avenue, Suite 100  
 Everett, WA 98201  
 Date: September, 2015

Sheet 2/3  
 WJI Job # 15226  
 WJI Date: 09/01/15  
 WJI Rev: 09/01/15

# FINAL MITIGATION PLAN HARBOUR HOMES - VUECREST I & II PORTION OF SECTION 31&32, TOWNSHIP 23N, RANGE 5E, W.M.



PLANTING AREA -1



ZONE A - 16 PLANTS

ZONE B - 4 PLANTS

ZONE C - 1 PLANT

PLANTING AREA DETAIL  
SCALE 1" = 20'

Plant Name	Quantity
Black locust	1
Black locust	2
Black locust	3
Black locust	4
Black locust	5
Black locust	6
Black locust	7
Black locust	8
Black locust	9
Black locust	10
Black locust	11
Black locust	12
Black locust	13
Black locust	14
Black locust	15
Black locust	16

PLANTING AREA DETAIL  
SCALE 1" = 20'

Plant Name	Quantity
Black locust	1
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Black locust	3
Black locust	4
Black locust	5
Black locust	6
Black locust	7
Black locust	8
Black locust	9
Black locust	10
Black locust	11
Black locust	12
Black locust	13
Black locust	14
Black locust	15
Black locust	16

ANY DISTURBED SOIL IN THE BUFFER AREAS SHALL BE SEED TO THE RECOMMENDED GRASS SEED MIXTURES ABOVE, ON SIMILAR APPROVED MIXTURES.

PLANTING AREA -2



ZONE A - 8 PLANTS

ZONE B - 20 PLANTS

ZONE C - 36 PLANTS

ZONE D - 17 PLANTS

ZONE E - 33 PLANTS

PLANTING INDEX

PLANT MATERIAL SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL BRANCHED AND HAVE ALL LEAVES AND FRUITING PARTS. PLANTS OF LARMS, DAMAGED LEAVES, AND/OR DEFENSED TREES, THE OUTLINED PLANTING PLAN IS SUBJECT TO THE DISCRETION OF THE ENGINEER BASED ON ENVIRONMENTAL FACTORS INCLUDING BUT NOT LIMITED TO: SOIL MOISTURE, SOIL TYPE, LIGHT AVAILABILITY, AND PLANT GROWTH. THIS PLANTING PLAN IS INTENDED AS A GUIDE. EXACT PLANT LOCATION MAY DIFFER DURING INSTALLATION.

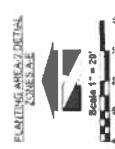
PLANTING INDEX

Plant Name	Quantity
Black locust	1
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Black locust	8
Black locust	9
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Black locust	19
Black locust	20

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PLANTING AREA DETAIL  
SCALE 1" = 20'

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Black locust	19
Black locust	20



PLANTING AREA DETAIL  
SCALE 1" = 20'

PLANTING AREA DETAIL  
SCALE 1" = 20'

Plant Name	Quantity
Black locust	1
Black locust	2
Black locust	3
Black locust	4
Black locust	5
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Black locust	8
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Black locust	15
Black locust	16

## ENVIRONMENTAL COMMITTEE REVIEW REPORT, REVISED

**ERC MEETING DATE:** July 15, 2013 August 18, 2014

**Project Name:** Vuecrest Estates

**Project Number:** LUA13-000642; ECF, PP, MOD

**Project Manager:** Elizabeth Higgins, Senior Planner

**Owner:** Schneider Homes I, LLC; 6510 Southcenter Blvd #1; Tukwila WA 98188

**Applicant:** Jamie Waltier; Harbour Homes; 1441 N 34<sup>th</sup> St #200; Seattle WA 98103

**Contact:** Maher Joudi; DR Strong Consulting Eng; 10604 NE 38<sup>th</sup> Pl, Suite 232; Kirkland WA 98033

**Project Location:** 4800 Block Smithers Ave S; Renton WA 98055

**Project Summary:** The project proponent has submitted an application for a Preliminary Plat subdivision, which requires an environmental review by the City of Renton Environmental Review Committee. If approved, the project would result in the subdivision of a 6.06 acre property, located in the Talbot planning area of the City, into ~~21~~ 20 lots suitable for single-family residential use. The property has Comprehensive Plan designations of Residential Low Density, Residential Single-Family, and Residential Medium Density and is correspondingly zoned Residential 1, Residential 8, and Residential 14. The west approximately one-third of the property is within the Talbot Urban Separator and is subject to City of Renton Urban Separator Overlay Regulations. The project site is currently undeveloped.

**Site Area:** 263,328 sf  
(6.06 acres)

**Building Area to remain:** N/A  
**Building Area to be demolished:** N/A



Project Location Map



## SETTLEMENT AGREEMENT

This SETTLEMENT AGREEMENT ("Agreement") is made as of this 19 day of March, 2015, between the City of Renton, a Washington municipal corporation ("Renton") and Harbour Homes, LLC, a Washington limited liability company ("Harbour").

## RECITALS

- A. Renton is a municipal corporation of the State of Washington, organized under the Optional Municipal Code, Title 35A RCW, located in King County, Washington.
- B. Harbour is the applicant for the preliminary plat known as Vuecrest Estates, Renton File Number LUA13-000642 ("Vuecrest Estates").
- C. Vuecrest Estates is located west of Main Ave. S, which is also known as and hereinafter referred to as 102nd Ave. SE, and is separated from 102nd Ave. SE by two parcels of property: King County Parcel No. 3223059171, owned by Joseph and Martha Mackenzie (the "Mackenzie Parcel") and King County Parcel No. 3223059097, owned by KBS III LLC (the "KBS III Parcel"). The Mackenzie Parcel is located immediately north of the KBS III Parcel.
- D. In its application for preliminary plat approval for Vuecrest Estates, Harbour proposed that the public road to be extended from the north through Vuecrest Estates, known as Smithers Ave. S., be terminated with a temporary cul-de-sac at the boundary of the Mackenzie Parcel, because the owners of the Mackenzie Parcel had no interest in developing the Mackenzie Parcel and no interest in granting an easement through the Mackenzie Parcel for access to 102nd Ave. SE.
- E. The Renton Hearing Examiner issued a Final Decision Upon Reconsideration concerning Vuecrest Estates (the "Hearing Examiner Decision") that included Condition 13 which read:

*13. Prior to the recording of the final plat, a secondary fire access shall be constructed that extends Smithers Ave S to the east to directly connect to Main Ave S (102nd Ave SE). The extent of street improvements necessary to effectuate this connection shall be determined by the City of Renton Fire Department in accordance with applicable fire code standards and shall be the minimum necessary to provide for safe and effective secondary access for fire trucks and emergency vehicles.*

- F. Harbour appealed the Hearing Examiner Decision to the Renton City Council.
- G. Subsequent to Harbour filing its appeal, the owner of the KBS III Parcel applied to Renton for short plat approval for a project known as Vuecrest II ("Vuecrest II"). The proposed layout of Vuecrest II includes a public road identified as Road A between the eastern boundary of Vuecrest Estates and 102<sup>nd</sup> Ave. SE.

**Full Document  
Available upon Request**

BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

RE: Vuecrest Estates Preliminary Plat

Preliminary Plat  
LUA13-000642

FINAL DECISION

SUMMARY

The applicant requests preliminary plat approval, street improvement waiver and possibly a critical area exemption for a 20-lot residential subdivision. The street wavier is to allow a dead-end road in excess of 700 feet. The critical area exemption is for placing a drainage line across the face of a steep slope. The preliminary plat is approved. The street improvement waiver is not approved. The applicant was unable to establish that the street waiver would not result in an unsafe fire response condition for residents of the proposed subdivision.

The critical area exemption is not considered to be consolidated with the preliminary plat and street modifications of this proposal. The staff report at no point identifies the exemption as consolidated with the preliminary plat application. The proposal summary makes no mention of the critical area exemption. However, Page 17 of the staff report recommends approval of a critical areas exemption, suggesting that consolidation was intended. If the exemption was intended to be consolidated with the preliminary plat application, there is insufficient information in the record to assess its merits. RMC 4-3-050(C)(5)(d)(iv) requires a geotechnical report to be prepared that assesses compliance with the exemption criteria and to also propose mitigation. No reference to any such report is made in the staff report and no such geotechnical report could be found in the administrative record. Impacts of the proposed stormwater vault and retaining walls are assessed in the geotechnical reports, but nothing else in the geotechnical reports could be found that specifically addressed the drainage line or the exemption criteria. Given the absence of this needed information and the fact

# ADVISORY NOTES TO APPLICANT

## LUA13-000642



**Application Date:** May 21, 2013  
**Name:** Vuecrest Estates Preliminary Plat

**Site Address:**

### PLAN - Planning Review - Land Use

Version 1 | January 25, 2016

#### Fire Review - Building Comments

**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

**Recommendations:** Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid prior to recording the plat.

**Code Related Comments:**

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. A water availability certificate is required from Soos Creek Water and Sewer District.
2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. All roadways shall be fully constructed and completed in both the Vuecrest and Vuecrest II plats prior to construction of any new homes in the Vuecrest Plat.

#### Planning Review Comments

**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

**Recommendations:** 1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

#### Engineering Review Comments

**Contact:** Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

**Recommendations:** I have reviewed the minor modification application for Vuecrest Estates and Vuecrest II and have the following comments:

##### EXISTING CONDITIONS

**WATER** Water service will be provided Soos Creek Water and Sewer service District

**SEWER** Sewer service will be provided by the City of Renton

**STORM** There is existing storm water ditch in the Main Ave S (102nd Ave SE) frontage

**STREETS** Main Ave S (102nd Ave SE) and Smithers Avenue South are residential streets.

##### CODE REQUIREMENTS

###### WATER

1. Water service will be provided by Soos Creek Water and Sewer Service District for Vuecrest Estates and Vuecrest II. The City and Soos Creek District have an agreement by which the Water service will be provided by Soos Creek and the sewer service will be provided by the City of Renton.

1. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

**PLAN - Planning Review - Land Use**

Version 1 | January 25, 2016

**Engineering Review Comments**

Contact: Rohini Nair | 425-430-7298 | [mair@rentonwa.gov](mailto:mair@rentonwa.gov)

**SANITARY SEWER**

2. Sewer service will be provided by City of Renton for Vuecrest Estates and Vuecrest II. The City and Soos Creek District have an agreement by which the Water service will be provided by Soos Creek and the Sewer service will be provided by the City of Renton.
3. Applicable sewer fees will be applicable at the time of issuance of the utility construction permit.

**SURFACE WATER**

1. A combined detention and water quality vault located in Vuecrest Estates is proposed to meet the storm water needs of both Vuecrest Estates and Vuecrest II. The storm water vault will require separate building permit review. Storm water BMP's are also proposed for the individual lots.
2. The original geotech report that was submitted for the project identifies the soils as sand glacial till. These soils will not support infiltration. An updated geotech report from the licensed Geotechnical Engineer that includes subsurface exploration at the proposed location of the footings for the bridge/culvert along with recommended design bearing capacities should be provided with the utility construction permit review.
3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit.
4. A Construction Storm water General Permit from Department of Ecology is required since grading and clearing of the site exceeds one acre.

**TRANSPORTATION/STREET**

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
2. Roads and Private Access
  - a) Smithers Ave South from the north property line of Vuecrest Estates to approximately Station 15+50 – The proposed extension of Smithers Avenue consists of a ROW width of 53 feet (subject to final survey), with 26 feet paved width with 0.5 feet wide curbs, 8 feet wide landscaped planter, and 5 feet wide sidewalks.
  - b) Smithers Ave South from approximately STA 15+50 till STA 17+00 A bridge/culvert is proposed for the crossing over the wetland. The paved width for this portion of Smithers Ave South is 22 feet, with 0.5 feet wide curb on both sides with 5 feet wide sidewalk on the south side. The ROW width is approximately 32 feet (subject to final survey). There should be one foot of flat area at the back of the sidewalk or curb, before the rounding of the slope. The maximum slope allowed back of the sidewalk (and back of curb where there is no sidewalk) is 4H: 1V.
  - c) SE 186th Street (from approximately STA 17+00 of Smithers Ave South to approximately STA 20+50 on SE 186th St.) The paved width of this portion of the street is a 22 foot wide paved road surface with 0.5 feet wide curb on both sides, 5 feet wide sidewalk on the south side immediately adjacent to the curb, and an 8 foot landscape easement behind the sidewalk. The ROW width is 34.5 feet (subject to final survey). A guard rail as per WSDOT Standard Plan C 20.10 02, will be provided near the north curb. A 4' tall black vinyl coated chain link fence is required, and a proposed cast in place concrete wall with a maximum height of 8 feet. (Where the exposed wall height is 6 feet or less or if the clear zone behind the curb is 8 feet or greater (maximum slope of 4H:1V) a guardrail would not be required.) A pedestrian barrier/fence should be located a minimum of 2 feet away from the curb, between the curb and the vertical drop off. "No Parking" signs are required to be provided by the developer along this portion of the street. The street section includes a 2% down slope towards the south with curb and gutter at the south side.
  - d) SE 186th Street (from approximately STA 20+50 on SE 186th Street to Main Ave South/102nd Ave SE) This portion of the street includes a 26 foot wide paved surface, a 0.5 foot wide curb, an 8 foot wide landscaped planter, and 5 foot wide sidewalk, all within a 41.5 foot ROW width with on street parking on the south side of the street. The ROW for this half street is 41.5 feet. A 2 foot offset of the paved edge from the property line is also proposed within the ROW with a chain link fence at the property line. The maximum slope at the back of sidewalk or back of the traveled edge is shown in the road cross section at 4H:1V. A construction easement and permanent slope easement from the north property neighbor may also be required based on plans that will be reviewed during utility construction permit. The street section has a 2% down slope towards the south, with curb and gutter at the south side for the straight portion of the road. The design includes a 5 foot centerline offset of the roadway centerline of proposed Road A with the existing street SE 186th St.

**PLAN - Planning Review - Land Use**

Version 1 | January 25, 2016

**Engineering Review Comments**

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e) The proposed Road A will be required to be a private shared access of 20 feet paved width in a 20 feet tract, extending to the west property line of Lot 20. This will lead to a dead end access longer than 150 feet without a turnaround, however it is acceptable for Fire Department.

f) The proposed Road B will be required to be a private shared access of 20 feet paved width in a 20 feet tract, extending to the west property line of Lot 10. This will lead to a dead end access longer than 150 feet without a turnaround, however it is acceptable for Fire Department.

3. AASHTO LRDF Bridge Design Specifications, Guide Specifications for LRFD Seismic Bridge Design, WSDOT Bridge Design Manual LRFD, WSDOT Design Memorandums, WSDOT Geotechnical Design Manual, FHWA Hydraulic Engineering Circular 18, 20, & 23, and WSDOT Hydraulics Manual should be followed for the bridge/culvert design. The scour analysis should determine a calculated depth of scour based on hydraulics and stream bed materials.

4. Adequate sight distance should be provided at the proposed intersection of the new half street with Main Ave S (102nd Ave SE).

5. No lot is proposed to gain direct access from 102nd Ave SE (Main Street S). The individual driveways shall be as per RMC 4 4 060.

6. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

7. Street lighting is required for this plat on the frontage and on the internal access road. LED lighting plans will be included with the civil plan submittal.

8. To meet ADA requirements, an ADA compliant sidewalk ramp will be required to be provided on the opposite side of Main Avenue.

**GENERAL COMMENTS**

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.

3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.